

WELCOME HOME

APRIL MONTHLY MARKET REPORT



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REPORT**



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A Word From Cindy,

May is here! Spring is in full swing! It is the most beautiful time of the year in Butte County for sure!

We hope you all have a wonderful and safe Memorial Day! Please remember to

take time out of your day to remember those who made the ultimate sacrifice for our great country.

Sincerely,

Cindy Haskett



Market Snapshot as of: April 30th, 2021

WELCOME HOME

Single Family Residences (Home, Manufactured on Land, Condo) Excluding Multi-Family									Monthly	
Active Listings/ Pending	Total Current Listings	Under \$100K	\$100K- \$200K	\$200K- \$300K	\$300K- \$400K	\$400K- \$500K	\$500K- \$600K	\$600K+	Expired This Month	Sold This Month
Chico Listings	273	0	12	18	69	63	51	60	8	106
Active	105	0	7	9	16	22	21	30		
Pending	168	0	5	9	53	41	30	30		
Not Sold	38%	0%	58%	50%	23%	35%	41%	50%		
Paradise Listings	42	0	3	8	15	7	2	7	1	10
Active	27	0	3	4	9	5	1	5		
Pending	15	0	0	4	6	2	1	2		
Not Sold	64%	0%	100%	50%	60%	71%	50%	71%		
Magalia Listings	56	3	11	22	13	1	3	3	2	6
Active	34	2	3	11	11	1	3	3		
Pending	22	1	8	11	2	0	0	0		
Not Sold	61%	67%	27%	50%	85%	100%	100%	100%		
Oroville Listings	207	4	36	74	49	23	13	8	4	51
Active	109	2	19	39	18	17	8	6		
Pending	98	2	17	35	31	6	5	2		
Not Sold	53%	50%	53%	53%	37%	74%	62%	75%		

APRIL 2021 CALIFORNIA HOUSING SENTIMENT INDEX

n=1,001

Legend:

Change in Percentage Points From Last Month

Apr. 2021



Housing Sentiment

76

+1 from last month



Is it a good time to buy a home?

No Change



Is it a good time to sell a home?

+3 say yes



Will it be easier to find a home over the next 12 months?

+6 say no



Do you plan to purchase a home in the next 12 months?

+1 say no



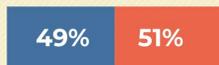
Will home prices rise in the next 12 months?

+4 say yes



Will overall economic conditions improve in California in the next 12 months?

+1 say yes



Will interest rates fall in the next 12 months?

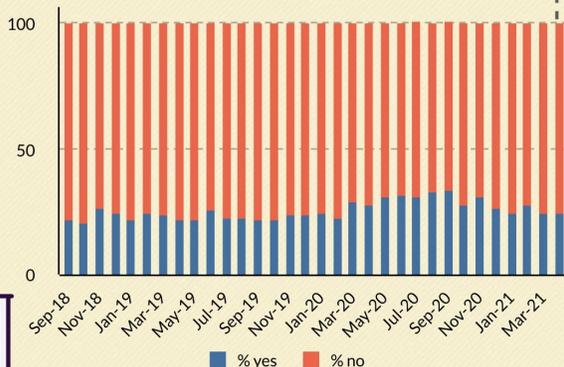
+3 say yes



Market Conditions Over Time

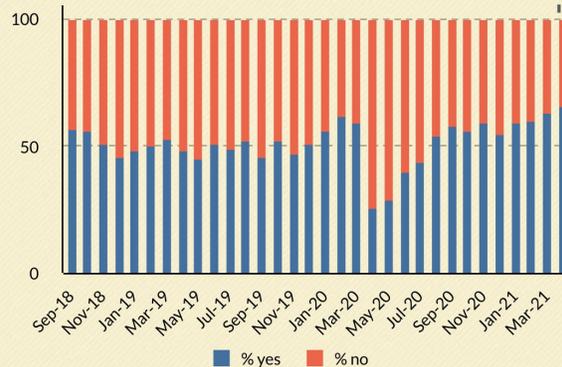
Do you think it's a good time to buy a home?

25% yes



Do you think it's a good time to sell a home?

66% yes





Are You Making One of These 7 Landscaping Mistakes?

By Lisa Kaplan Gordon, HouseLogic By Realtors

You can just picture it: a pretty [cottage garden](#) overflowing your front yard, with tons of heavy, scented blooms.

Well, at least you can picture it with your eyes *closed*. With your eyes open all you see is a bit of patchy grass and a few scrubby shrubs. Yuck.

You need some color, stat.

That desire, though, is often what causes so many homeowners to waste money and time. Keep disappointment away by avoiding these seven mistakes:

#1 Planting Without a Plan

It's hard to envision your yard 10 — or even five years — from now, but it's definitely worth the effort to try. It's way too easy to under- or over-estimate how everything will grow together.

In just a few short years you could have a mess that'll hurt, instead of add to, your home's value.

"I've been with clients who won't even go into a house because of the bad landscaping outside," says Mack Strickland, a Chester, Va., REALTOR® and appraiser.

If the task seems too daunting, landscape architects are worth the investment (\$300 to \$2,500 depending on yard size). They will lay everything out

for you. All you have to do is follow the plan. Kind of like paint-by-numbers. That's easy enough, right?

#2 Planting Too Close Together

Yes, planting in clusters looks way better than installing single plants, soldier-like, throughout your yard. But make sure your groups of perennials, shrubs, and trees have plenty of room to spread, or they'll look choked and overgrown.

Also, over-crowded plants compete for food and water, putting the clusters at risk, especially during drought.

Google how high and wide the mature plant will be, and then combine that info with the spacing suggestions on planting labels.

They might look a bit sparse at first, but within three years, they'll be looking lush and healthy.

Old-time gardeners have this saying: "First year it sleeps, second it creeps, third it leaps."

#3 Not Finding Our Your Hardiness Zone

Don't be seduced by catalog plants that look gorgeous before you check your hardiness zone. If you don't know your zone, you can find it [here](#), which will help you pick plants that thrive in your area.

Pick the wrong plant, and it could die prematurely (a waste of funds), need covering in winter, daily watering, or other tasks that'll consume your time, and just make you resentful in the end.

#4 Going Overboard With Your Favorite Plant

You love azaleas!! And what colorful blooms in spring! So why not plant a ton of them?

Because you could risk a yard that looks dull, dull, dull in all seasons but the one when your favorite plant blooms.

It's important to make room for four-season color.

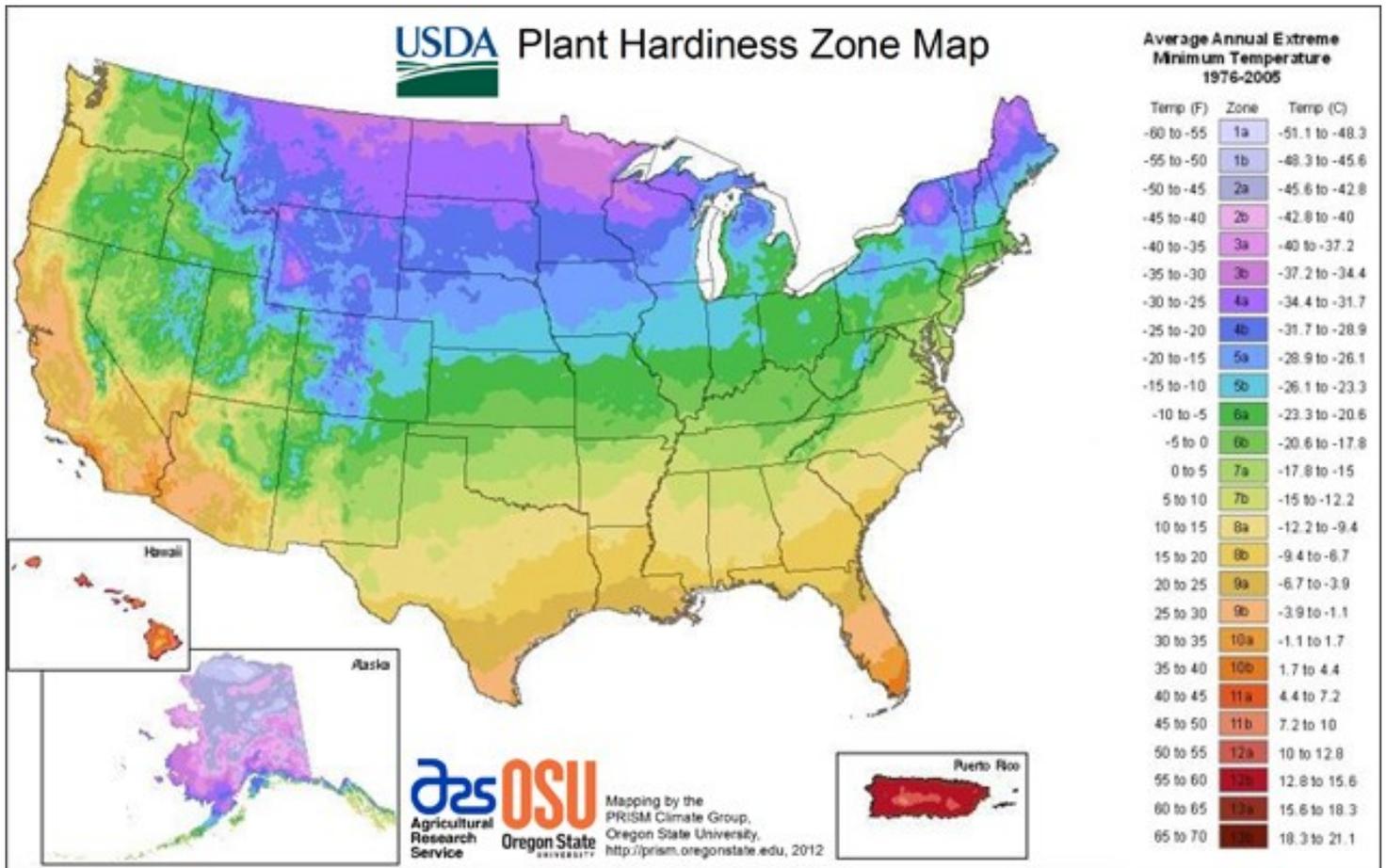
For example, combine your gorgeous spring-blooming azaleas with summer-blooming roses and autumn-blazing shrubs, such as a burning bush (*Euonymus alatus*).

For winter color, try the red osier dogwood (*Cornus stolonifera*), a hardy shrub that sports bright-red branches in winter.

#5 Letting Dead Plants Linger

Nothing wrecks curb appeal faster than rows of dead or dying shrubs and perennials.

Spent plants that lived their natural lives are good candidates for



Picture courtesy of USDA Agricultural Research Service

a compost pile -- if you grind them first, they'll decompose faster. But if your landscaping succumbed to disease or infestation, it's best to inter them in black plastic bags, then add to the trash.

#6 Weeds Gone Wild

Weeds not only wreck your landscaping's looks, they steal water and food from the plants you'd like to grow. Weeds also can shorten the life of brick, stone, and pavers by growing in mortar cracks.

The best way to stop weeds is to spread a pre-emergent about three weeks before weed seeds typically germinate. If you can't stop them from growing, at least [get rid of weeds](#) before they flower and send a zillion weed seeds throughout your yard.

#7 Forgetting to Defend Against Hungry Intruders

Deer, rabbits, and other backyard pests think your landscaping is an all-

you-can eat buffet, leaving you with denuded branches and topless perennials.

If you've got a critter problem:

- Plant deer- or rabbit-resistant varieties. Your local extension agent can provide a list of green things critters won't eat in your area.
- Install an electric fence around landscaping you want to protect. Spray plants with critter repellent. After a hard rain, spray again.

What is the USDA Plant Hardiness Zone?

According to *plant hardiness.ars.usda.gov*, the *Plant Hardiness Zone Map* is a map that breaks down the US into zones in which certain plants will more than likely survive. To see what zone you're in, go to the USDA Agricultural Research Service Website at:

www.planthardiness.ars.usda.gov

Peppercorn Crusted Pork Tenderloin- *By Michael Norpell, Foodista.com*



Ingredients

2 tbs whole black peppercorns
1 tbs whole white peppercorns
1 tbs whole pink peppercorns
1 to 1 1/2 pounds trimmed pork tenderloin
1 1/2 teaspoons Kosher Salt or Coarse Sea Salt
3 Garlic Cloves, Peeled & Crushed

Directions:

Pre-heat a gas grill to 400°F

Coarsely crack peppercorns & sea salt in a mortar and pestle or a spice grinder; Rub with olive oil & roll tenderloin in peppercorn mixture to coat.

Let rest at room temperature for 30 minutes.

Place the tenderloin on grill rack; turning

occasionally – 20 minutes or until an instant-read thermometer inserted into the thickest part of the meat registers 140°F.

Transfer to a clean cutting board & let stand for 10 minutes before slicing.

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This memorial day, please join us in remembering those who made the ultimate sacrifice to protect the freedoms we have today.
Happy Memorial Day

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